



City of GREENSBORO, North Carolina

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GLENWOOD PLAN AMENDMENTS

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Amendments to the Glenwood Neighborhood Plan

Amendment #2, September 13, 2011

In spring 2010, representatives of University of North Carolina - Greensboro (UNCG) began preliminary inquiries regarding a concept that would expand the university's campus south, past the railroad tracks and W. Lee Street into the northern portion of the Glenwood neighborhood. UNCG presented its initial draft "Vision Plan" for this project, now known as Spartan Village, during a pair of public meetings in May 2010. As discussions about the draft Vision Plan progressed between UNCG and Greater Glenwood Neighborhood Association (GGNA), it became evident that both entities were interested in a more inclusive and collaborative approach.

The City's Planning and Community Development Department (PCD) hosted a series of public workshops in October 2010, in which a wide array of stakeholders participated to create ideas for Spartan Village that aimed to address many of the concerns expressed by Glenwood residents and property owners. UNCG used the input received in these workshops to develop a revised Vision Plan for Spartan Village, which it presented to GGNA in December 2010.

Over the subsequent nine months, PCD staff worked closely with GGNA and UNCG representatives at official monthly GGNA meetings, meetings hosted on campus by UNCG, and informal meetings of GGNA's Memorandum of Understanding (MOU) Committee. The goal was to craft a joint MOU that clearly and thoroughly explained how the two parties agreed to address the various issues and points of concern raised by the Spartan

Village project.

The final MOU document was completed in fall 2011. Issues related to the proposed recreation center are explicitly excluded from the MOU, with the intent they would be addressed subsequently, through a separate process and agreement.

Shortly after the MOU document was completed, UNCG requested a rezoning of parts of the area within the footprint of the project and a corresponding amendment to the Future Land Use designations of the Glenwood Neighborhood Plan. PCD staff assisted in preparing reports and maps pertaining to these amendments and presented the information to the Planning Board, Zoning Commission, and City Council.

Comprehensive Plan Amendment Case #CP-11-04:

[Planning Board Minutes](#)

[Map](#)

Rezoning Case #Z-11-08-004:

[Zoning Commission Staff Report](#)

[Map](#)

The GGNA submitted [written comments](#) in response to this amendment to the Glenwood Neighborhood Plan Future Land Use Map.

Amendment #1, March 3, 2009

When the Glenwood Neighborhood Plan was adopted in February 2008, the High Point Road / W. Lee Street Corridor Plan was still in development and it was understood that overlaps in the plan would be addressed. The Corridor Plan was adopted in December 2008 and collaboration between GGNA and PCD produced a proposal to amend the Glenwood land use map to make it consistent with the Corridor Plan where boundaries overlap.

On January 21, 2008, the City's Planning Board recommended City Council approve this amendment. City Council did so during a public hearing at its regular meeting on March 3.

The changes are illustrated in a [series of maps](#). As these maps show, nearly all of the areas that underwent a change in their future land use designation changed to the "Mixed Use Residential" category.

Note: Changes in the future land use category do not change the underlying zoning of these areas, do not prevent land owners from continuing the existing uses on their property, and do not prevent land owners from developing their property consistent with the current zoning classifications, even if that development would be inconsistent with the future land use category.

Glenwood Neighborhood Plan Amendment

[Planning Board Minutes](#)

GGNA submitted [written comments](#) in response to this amendment to the Glenwood Neighborhood Plan Future Land Use Map.

Free viewers are required for some of the attached documents.

They can be downloaded by clicking on the icons below.

